CERTIFICATE OF OWNERSHIP AND DEDICATION

HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HERON, WHICH PROPERTY IS LOCATED WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE CITY OF ARLINGTON THAT I TEREBY FREELY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE TO THE CITY OF ARLINOTON ALL AREAS SHOWN ON THIS PLAT AS STREETS, ALLEYS, WALKS, PARKS, OPEN SPACE, AND EASEMENTS, EXCEPT TRACT 995 (OPEN SPACE), TRACT 996 (PARK), TRACT 491 (PRIVATE-ROAD), TRACT 998 (STORM DETENTION / OPEN SPACE) AND TRACT 999 (PARK), WHICH SHALL REMAIN SPECIFICALLY AS PRIVATE TRACTS. ALL PROPERTY SHOWN ON THIS PLAT AS DEDICATED FOR-A PUBLIC USE SHALL BE DEEMED TO BE DEDICATED FOR ANY OTHER - FUBLIC USE AUTHORIZED-BY LAW WHEN SUCH OTHER USE IS APPROVED BY THE ARLINGTON CITY COUNCIL IN THE PUBLIC INTEREST. I SHALL FURTHER INDERTAKE TO DEFEND, PAY AND SAVE HARMLESS. ANY-GOVERNMENTAL AUTHORITY INCELIDING THE CITY OF ARLINGTON WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHMENT CONSTRUCTION DRAINAGE OR MAINTENANCE OF SAID RIGHT-OF-WAY OR OTHER AREAS SO DEDICATED.

GUILCEDA LAND GROUP, INC.-

FRONTIER BANK

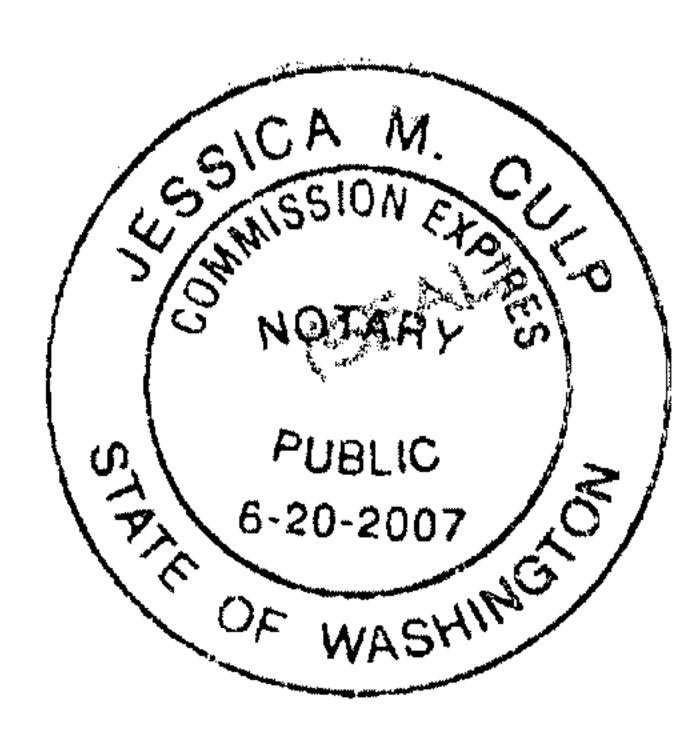
ACKNOWLEDGMENTS

STATE OF WASHINGTON )

COUNTY OF SNOHOMISH)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JOHN LAKHANI IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE GIGNED THIS. -INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND - -ACKNOWLEDGED TO AS THE 12/251/12/11 OF QUILCEDA LAND GROUP, INC., TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED, October 21, 2004



RESIDING AT: SKAAIT CZ MY APPOINTMENT EXPIRES 6-20-07

STATE OF WASHINGTON

COUNTY OF SNOHOMISH) I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DELIGH HOLL HOLLING THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (HE/SHE) SIGNED THIS INSTRUMENT, ON OATH STATED THAT CHEIGHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED TO AS THE DVIVIANAGEL OF FRONTIER BANK, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED. OCADRELL 2004.



RESIDING AT. SY aget (2)

# LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF MAGNOLIA ESTATES IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 23, TOWNSHIP 31 NORTH, RANGE 5 EAST, WM., AS REQUIRED BY STATE STATUTES; THAT THE MONUMENTS SHALL BE SET AND LOT AND BLOCK CORNERS SHALL BE STAKED CORRECTLY ON THE GROUND, THAT I FULLY COMPLIED WITH THE PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING.

10-21-04 THOMAS E. BARRY, PROFESSIONAL LAND SURVEYOR CERTIFICATE NO. 28067

# PLAT OF MAGNOLIA ESTATES

CITY OF ARLINGTON FILE NUMBER C-04-055-FP S.E. 1/4 OF THE S.E. 1/4 OF SECTION 23, TWP. 31 N., RGE. 5 E., W.M. CITY OF ARLINGTON, WASHINGTON

#### CONDITIONS AND RESTRICTIONS

(1) NO LOT OR PORTION OF A LOT IN THIS PLAT SHALL BE RE-DIVIDED AND SOLD EXCEPT IN CONFORMANCE WITH RCW CHAPTER 58.17, AND ALL APPLICABLE ZONING ORDINANCES OF THE CITY OF ARLINGTON.

(II) PARK AND/OR SCHOOL IMPACT AND/OR MITIGATION FEES ARE REQUIRED TO BE PAID PRIOR TO ISSUANCE OF A BUILDING PERMIT: AT THE AMOUNT IN PLACE AT THE TIME OF BUILDING PERMIT ISSUANCE.

(III) ALL LANDSCAPED AREAS IN PUBLIC RIGHTS-OF-WAY SHALL BE MAINTAINED BY THE OWNER(S) OR THEIR SUCCESSOR(S) AND MUST BE REDUCED OR ELIMINATED AT THE REQUEST OF THE CITY OF ARLINGTON IF DEEMED NECESSARY FOR ROAD PURPOSES.

(IV) FOLLOWING ORIGINAL REASONABLE GRADING OF ROADS AND WAYS HEREON ON DRAINAGE WATER ON ANY LOT OR LOTS SHALL BE DIVERTED OR BLOCKED FROM ITS NATURAL COURSE SO AS TO DISCHARGE UPON ANY PUBLIC ROAD RIGHTS-OF-WAY TO HAMPER ROAD DRAINAGE. THE OWNER OF ANY LOT OR LOTS, PRIOR TO MAKING ANY ALTERATION IN THE DRAINAGE SYSTEM AFTER THE RECORDING OF THE PLAT, OR PRIOR TO CONNECTING THE DRAINAGE SYSTEM REQUIRED AS PART OF ANY CONSTRUCTION OF SAID LOT TO THE EXISTING DRAINAGE SYSTEM. MUST MAKE APPLICATION TO AND RECEIVE APPROVAL FROM THE CITY OF ARLINGTON, FOR ANY ALTERATION OF, OR CONNECTION TO, THE EXISTING DRAINAGE SYSTEM. ANY ENCLOSING OF DRAINAGE WATERS IN CULVERTS OR DRAINS OR REROUTING THEREOF ACROSS ANY LOT AS MAY BE UNDERTAKEN BY OR FOR THE OWNER OF ANY LOT SHALL BE DONE BY AND AT THE EXPENSE OF SUCH OWNER.

(1) SUBJECT TO TERMS AND CONDITIONS OF AN EASEMENT FOR PUSET SOUND POWER & LIGHT COMPANY. TWO ELECTRIC TRANSMISSION LINES CONSISTING OF STEEL OR WOODEN TOWERS OR STEEL OR WOODEN POLES, WITH NECESSARY BRACES, GUYS AND ANCHORS TOSETHER WITH transmission, telephone and telegraph wires, insulators and cross-arms placed THEREON. RECORDED MAY 16, 1924 UNDER RECORDING NUMBERS 335800 AND 335801.

(VI) SUBJECT TO MATTERS DISCLOSED BY SURVEYS RECORDED UNDER RECORDING NUMBERS 8612235002 AND 8702245001.

(VII) SUBJECT TO EASEMENT AND THE TERMS AND CONDITIONS THEREOF FOR PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE. RECORDED\_AUGUST 27, 1992 UNDER RECORDING NUMBER 9208270478.

(VII) SUBJECT TO CITY OF ARLINGTON ORDINANCE NO. 1228 AND THE TERMS, CONDITIONS AND - PROVISIONS CONTAINED THEREIN RECORDED JINE 2, 2000 UNDER RECORDING NUMBER

(IX) JHIS LAND IS WITHIN THE INFLUENCE OF THE ARLINGTON MUNICIPAL AIRPORT, ON WHICH LAERONAUTICAL ACTIVITIES AS DEFINED BY RCM CHAPTER 14.08 AND ARLINGTON MUNICIPAL CODE TITLE 14 TARE AND MAY BE CONDUCTED, INCLUDING OVER FLIGHT ACTIVITIES AND ACTIVITIES CREATING NOISE IMPACTS ON THE PROPERTY.

.\_ "(x) ALL EXTERIOR LIGHTING, INCLUDING STREETLIGHTS, SHALL BE DOWN SHIELDED.

(XI) MAINTENANCE OF THE LANDSCAPING EASEMENT LOCATED ADJACENT TO SR 531 AND BIST AVENUE N.E. SHALL BE THE RESPONSIBILITY OF LOTS THROUGH TO-WITH AN EQUAL AND UNDIVIDED INTEREST UPON THE RECORDING OF THIS PLAT.

(XII) IMPACT FEES FOR THE LAND USE PERMIT ARE BASED ON I DWELLING UNIT FOR EACH OF THE PROPOSED 70 LOTS, IF MORE THAN I DWELLING UNIT IS CONSTRUCTED PER LOT, THE BUILDER WILL BE LIABLE-FOR IMPACT FEES-POR THOSE ADDITIONAL UNITS AND WILL BE REQUIRED AT THE AMOUNT IN PLACE AT THE TIME OF BUILDING PERMIT 155UANCE.

(xiii) SUBLECT TO COURT CAUSE NO. 87-2-02107-4.

(XN) TRACT 997, PRIVATE COMMON ACCESS AND UTILITY EASEMENT, IS HEREBY GRANTED AND CONVEYED TOGETHER WITH ALL MAINTENANCE OBLIGATIONS TO LOTS 4 AND 5, WITH AN EQUAL AND UNDIVIDED INTEREST UPON THE RECORDING OF THIS PLAT. THIS TRACT SHALL REMAIN AN APPURTENANCE TO AND INSEPARABLE FROM SAID LOTS.

(xv) NO PERMITS FOR STRUCTURES, INCLUDING BUT NOT LIMITED TO SINGLE-FAMILY RESIDENCES, MAY BE ISSUED FOR LOTS 31-47 UNTIL THE PUBLIC ACCESS EASEMENT AS SHOWN ON SHEETS 3, 4 AND 5 OF THIS PLAT, RUNNING ALONG THE WESTERN PORTION-OF THESE LOTS IS EXTINGUISHED. SAID EASEMENT MAY BE EXTINGUISHED AT SUCH TIME AS SECONDARY ACCESS IS PROYIDED - . FOR THIS PLAT. UNTIL SUCH TIME THIS EASEMENT IS NECESSARY SO AS TO PROVIDE EMERGENCY-ACCESS. THE OWNER OF THIS PLAT IS IN AGREEMENT WITH THIS RESTRIGITION.

(XVI) A PRIVATE STORM DRAINAGE LINE AS ANNOTATED AND SHOWN HEREON, IS HEREBY RESERVED AND GRANTED TO THOSE LOTS BENEFITED FROM THE: USE OF SAID STORM DRAINAGE LINES FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, OPERATING AND MAINTAINING THE STORM DRAINAGE LINE. TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH PURPOSES. EACH LOT OWNER SHALL BE RESPONSIBLE FOR THE REPAIR AND MAINTENANCE OF THAT PORTION OF THE STORM DRAINAGE LINE LOCATED WITHIN THEIR RESPECTIVE LOT OWNERSHIP. THIS EASEMENT SHALL BE FREE FROM ALL STRUCTURES, IE.-OVERHEAD PARKING, DECKS, OVERHANGS, SHEDS, ETC. WHICH INTERFERE WITH THE MAINTENANCE AND REPAIR RESPONSIBILITIES.

(XVII) PORTIONS OF THE PLAT OF MAGNOLIA ESTATES STORM DRAINAGE SYSTEM ARE LOCATED ---IN THE PRELIMINARY PLAT OF MAGNOLIA MEADOWS. MAGNOLIA ESTATES SHALL BE PROYIDED A TEMPORARY EASEMENT FOR STORM DRAINAGE PURPOSES UNTIL SUCH TIME THE PLAT OF-MAGNOLIA MEADONG IS GRANTED FINAL APPROVAL, WHICH AT SUCH TIME RECIPROCAL STORN DRAINAGE EASEMENT RIGHTS SHALL BE GRANTED TO MAGNOLIA ESTATES AND MAGNOLIA MEADOWS.

(XVIII) THE PRIVATE TRACTS SHOWN AS TRACT 995 (OPEN SPACE), TRACT 996 (PARK), TRACT 998 (STORM DETENTION / OPEN SPACE) AND TRACT 999 (PARK), ARE HEREBY CONVEYED WITH AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST TO EACH LOT WITHIN THIS PLAT AS SHOWN HEREON. SAID INTEREST OF EACH LOT MAY BE CONVEYED TO AN ESTABLISHED HOMEOWNERS ASSOCIATION FORMED BY OWNERS OF SAID LOTS. LOT OWNERS OR ESTABLISHED HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE AND CARE OF SAID PRIVATE TRACTS

# SNOHOMISH COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE LEVIED AGAINST THIS PROPERTY DESCRIBED HEREIN, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN FULL PAID AND DISCHARGED, INCLUDING \_2005\_\_\_ TAXES

CERTIFICATE OF APPROVAL OF PUBLIC IMPROVEMENTS

I HEREBY CERTIFY THAT ALL STREETS SHOWN ON THIS PLAT ARE WITHIN THE CITY OF ARLINGTON PLANNING JURISDICTION, ALL STREETS AND OTHER PUBLIC IMPROVEMENTS SHOWN ON THIS PLAT HAVE BEEN INSTALLED OR COMPLETED TO CITY STANDARDS OR THAT THEIR INSTALLATION OR COMPLETION (WITHIN 12 MONTHS AFTER THE DATE BELOW) HAS BEEN ASSURED BY THE POSTING OF A PERFORMANCE BOND OR OTHER SUFFICIENT SURETY, AND THAT THE SUBDIVISION SHOWN ON THIS PLAT IS IN ALL RESPECTS IN COMPLIANCE WITH TITLE 20 OF THE ARLINGTON MUNICIPAL CODE, AND THEREFORE THIS PLAT HAS BEEN APPROVED BY THE CITY ENGINEER.

CERTIFICATE OF SUBDIVISION APPROVAL

I HEREBY CERTIFY THAT THE SUBDIVISION SHOWN ON THIS PLAT IS IN ALL RESPECTS IN COMPLIANCE WITH TITLE 20 OF THE ARLINGTON MUNICIPAL CODE, AND THEREFORE THIS PLAT HAS BEEN APPROVED BY THE PLANNING MANAGER, SUBJECT TO ITS BEING RECORDED IN THE SNOHOMISH COUNTY REGISTRY WITHIN 60 DAYS OF THE DATE BELOW

21 OCT 04 PLANNING MANAGER

CERTIFICATE OF COUNCIL APPROVAL

HEREBY CERTIFY THAT THE CITY COUNCIL REVIEWED AND APPROVED THIS FINAL PLAT FOR RECORDATION ON \_\_\_OCTODE/ 21, 2004

MAYOR MAYOR 10-21-04

CERTIFICATE OF CITY TREASURER

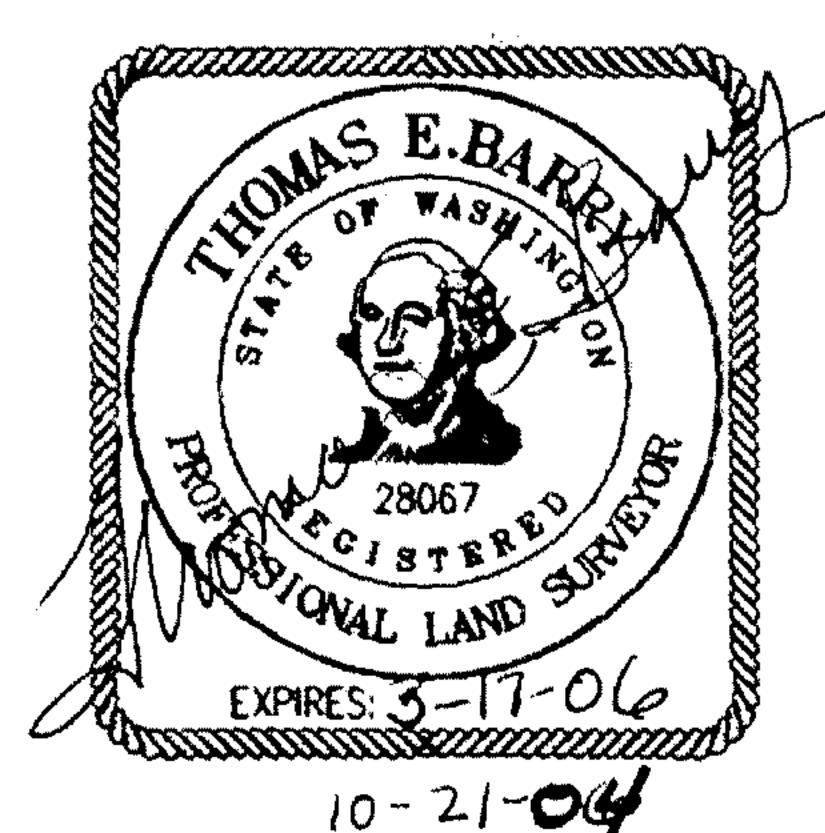
I HEREBY CERTIFY THAT ALL MONIES AND PEBTS PERTAINING TO THIS SUBDIVISION WERE PAID TO THE CITY OF ARLINGTON THE PRICE DAY OF OCHODER, 2004.

FINANCE DIRECTORICITY TREASURER

AUDITOR'S CERTIFICATE

OCTUBER FILED FOR RECORD THIS \_ CYLLING DAY OF \_\_\_\_\_ 2004. AT THE REQUEST OF THOMAS - E. BARRY, UNDER AUDITOR'S FILE NO\_ COUNTY, WASHINGTON.

COUNTY AUDITOR BY DEPUTY



# METRON

and ASSOCIATES INC.

(360) 435-3777 FAX (360) 435-4822

LAND SURVEYS, MAPS, AND LAND USE PLANNING 307 N. OLYMPIC, SUITE 205 ARLINGTON, WASHINGTON 98223

DATE: FEB 2004 BY: M.M.M. SCALE: ---PROJECT NO.02051 FINAL PLAT F.B. 5-31

OF ARLINGTON FILE NO. C-04-Q55-FP

PLAT OF MAGNOLIA ESTATES

A PORTION OF S.E.- 1/4 OF THE S.E 1/4, SECTION 23 TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M. SNOHOMISH GOUNTY, WASHINGTON SHEET-1 OF 5

# PLAT OF MAGNOLIA ESTATES

CITY OF ARLINGTON FILE NUMBER C-04-055-FP S.E. 1/4 OF THE S.E. 1/4 OF SECTION 23, TWP. 31 N., RGE. 5 E., W.M. ARLINGTON, WASHINGTON

### SECTION 23 SUBDIVISION SCALE: 1"=400"

RECOVERED -

STAMPED "X",

AT FENCE CORNER

VISITED MARCH, 1999

2" IRON PIPE WITH 3" BRASS CAP

1296.92

- CENTER QUARTER SECTION 23-31-5

CALCULATED POSITION BASED ON VOLUME IO OF SURVEYS, PAGE 108 N 87°52'32" W 2642.01" 296,92 - RECOVERED 4"X4" CONCRETE MONUMENT WITH LEAD AND TACK, SET IN CONCRETE MONUMENT IN CASE

# LEGAL DESCRIPTION

SISCO HEIGHTS ROAD. (172ND ST.)

PARCEL A THE EAST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP BLNORTH, RANGE-5 EAST WIL: EXCEPT THAT PORTION THEREOF LYING EAST OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE NORTHEAST CORNER OF SAID SUBDIVISION: THENCE NORTH 88°25'00" WEST ALONG THE NORTH LINE OF SAID SUBDIVISION 62.00 FEET TO THE TRUE POINT OF BEGINNING OF HEREIN DESCRIBED LINE; THENCE SOUTH 1º12'30" EAST ALONG SAID LINE FOR 248.82 EEET, THENCE SOUTH 0"56"24" EAST ALONG SAID LINE FOR-527.01 FEET; THENCE SOUTH 0"5516" EAST FOR 697.76 FEET TO A POINT ON THE SOUTH LINE OF AFOREMENTIONED SUBDIVISION WHICH IS NORTH 87°42'25" WEST A DISTANCE OF 2450 FEET FROM THE SOUTHEAST CORNER-OF SAID SUBDIVISION AND THE TERMINUS POINT OF HEREIN DESCRIBED-LINE; AND EXCEPT

THE EAST 10 FEET OF THE WEST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., EXCEPT SISCO HEIGHTS ROAD. (172ND ST.)

THAT PORTION OF THE SOUTH HALF OF THE WEST HALF OF THE WEST HALF OF THE SOUTHEAST. QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP-31 NORTH, RANGE'S EAST, W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION, THENCE WORTH O'41'94" EAST-ALONG THE EAST LINE OF SAID SUBDIVISION A DISTANCE OF 30.01 FEET TO THE NORTH. --RIGHT-OF-WAY LINE OF 172ND ST. NORTHEAST; THENCE NORTH 87°42'25" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE NORTH 87°42'25" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF-33.92 FEET TO INTERSECT AN EXISTING FENCE LINE; THENCE NORTH 0°4153" WEST ALONG SAID -EXISTING FENCE LINE A DISTANCE OF 630.09 FEET TO THE NORTH LINE OF SAID SUBDIVISION THENCE SOUTH 88°03'43" EAST ALONG SAID NORTH LINE A DISTANCE OF 48.94 FEET TO A POINT WHICH LIES IO FEET WESTERLY OF THE EAST LINE OF SAID SUBDIVISION AS MEASURED PERPENDICULAR THERETO; THENCE SOUTH 0°41'04" WEST PARALLEL WITH THE EAST LINE OF SAID SUBDIVISION A DISTANCE OF 629.79 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 172ND STREET NORTHEAST AND THE TRUE POINT OF BEGINNING.

THE NORTH HALF OF THE WEST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY WASHINGTON: EXCEPT THE EAST IO FEET THEREOF;

TOSETHER WITH THAT PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER LYING EASTERLY OF COUNTY ROAD IN SECTION 23, TOWNSHIP 31 NORTH, RANGE 5 EAST, MM., IN SNOHOMISH COUNTY, WASHINGTON.

PARCEL E

THE SOUTH HALF OF THE WEST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST GUARTER OF SECTION 23, TOWNSHIP 31 NORTH, RANGE 5 EAST, MM.; EXCEPT THE EAST 10 FEET THEREOF;

EXCEPT THE FOLLOWING DESCRIBED PARCEL.

THAT PORTION OF THE SOUTH HALF OF THE WEST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 31 NORTH, RANGE 5 EAST, WM.: MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION:

THENCE NORTH 0°41'04" EAST ALONG THE EAST LINE OF SAID SUBDIVISION A DISTANCE OF 30.01 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 172ND STREET NORTHEAST; THENCE NORTH 87"42"25" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE NORTH 87°42'25" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 33.92 FEET TO INTERSECT AN EXISTING FENCE LINE; THENCE NORTH 0°4153" WEST ALONG SAID EXISTING FENCE LINE A DISTANCE OF 630,09 FEET TO THE NORTH LINE OF SAID SUBDIVISION; THENCE SOUTH 88"03"43" EAST ALONG SAID NORTH LINE A DISTANCE OF 48.94 FEET TO A POINT WHICH LIES 10.00 FEET WESTERLY OF THE EAST LINE OF SAID SUBDIVISION AS MEASURED PERPENDICULAR THERETO; THENCE SOUTH 0°41'04" WEST PARALLEL WITH THE EAST LINE OF SAID SUBDIVISION A DISTANCE OF 629,79 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 172ND STREET N.E. AND THE TRUE POINT OF BEGINNING, AND EXCEPT THAT PORTION LYING WITHIN SISCO HEIGHTS ROAD (172ND STREET N.E.) SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON. (LEGAL DESCRIPTION FROM SCHEDULE A OF CHICAGO TITLE REPORT POLICY NO. 000372191)

# BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHEAST GUARTER OF SECTION 23, TOWNSHIP 31 NORTH, RANGE 5 EAST, WM. BEARS NORTH 86"28"52" WEST AS SHOWN HEREON

# SURVEYOR'S NOTES!

I. DISTANCES SHOWN HEREON ARE ROUNDED TO THE NEAREST O.O. FEET.

# SHEET INDEX

SHEET I - DEDICATIONS, APPROVALS AND ACKNOWLEDSMENTS

SHEET 2 - BOUNDARY SURVEY DATA, LEGAL DESCRIPTION AND ADDRESSES

RESEARCH

YOL. 32 SURVEYS PG. 12

YOL. 54 PLATS PG. 287-290

SHEET 3 - LOTS 10-38, PTN OF TRACT 995, TRACT 996 SHEET 4 - LOTS 3-8, 39-46, 58-70, TRACT 997

SHEET 5 - LOTS 1-2, LOTS 45-58, LOT 70, TRACTS 998-999

# FIELD PROCEDURES AND INSTRUMENTATION

FIELD TRAVERSE, CLOSED CIRCUIT FIELD TRAVERSE PRECISION RATIO: GREATER THAN I PART IN 5000 FIELD EQUIPMENT: TRIMBLE 4800 AND 4700 DUAL FREQUENCY 6PS SURVEY RECEIVERS STANDARD ERROR DISTANCE: +/- 2CM (+ IPPM)

FIELD EQUIPMENT: LEICA ROBOTIC TOTAL STATION TCRAILOS LEAST COUNT ANGLE: I SECOND STANDARD ERROR DISTANCE: +/- SMM (0.01 FT)

PUBLIC UTILITY DISTRICT NO. I OF SNOHOMISH COUNTY, CASCADE BAS CO., GENERAL TELEPHONE COMPANY OF THE NORTHWEST, INC., AND THE FRANCHISED TELEVISION CABLE COMPANY, AND TO THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, EACH ON A "NON-EXCLUSIVE BASIS, UNDER AND UPON THE EXTERIOR TEN (10) FEET OF ALL LOTS, SIDE OF THE - CENTERLINE OF EACH COMPONENT OF THE STORM DRAINAGE SYSTEM FOR THE PURPOSE OF MAINTENANCE, REPAIR OR IMPROVEMENT TO THE STORM DRAINAGE

2) A SEVER EAGEMENT IS HEREBY RESERVED FOR. THE CITY OF ARLINGTON ALONG TRACT 1995, 997 AND 998 AS SHOWN HEREON FOR THE PURPOSE OF INSTALLING CONSTRUCTING, RENEWING, AND OPERATING, REPAIRING AND MAINTAINING SAID SANITARY

TRACT-995. 997 AND 998 AS SHOWN FEREON FOR THE FURPOSE OF INSTALLING CONSTRUCTING, RENEWING, AND OPERATING, REPAIRING AND MAINTAINING SAID WATER

ALONG TRACT 995, 997 AND 998 AS SHOWN HEREON FOR THE PURPOSE OF INSTALLING CONSTRUCTING, RENEWING, AND OPERATING, REPAIRING AND MAINTAINING SAID STORM DRAINAGE LINE.

5) ALL LOTS SUBJECT TO A PRIVATE DRAINAGE EASEMENT AS SHOWN HEREON AND ANNOTATED AS "PRIVATE DRAINAGE EASEMENT (PDE)", ARE HEREBY OBLIGATED TO MAINTAIN AND REPAIR AS NEGESSARY THE DRAINAGE PIPES AND APPORTENANCES LOCATED WITHIN THEIR INDIVIDUAL LOT OWNERSHIP, THE PRIVATE DRANAGE EASEMENT IS FOR THE PURPOSE OF CONVEYING STORM WATER RUNOFF ONLY. SAID EASEMENT SHALL NOT BE USED FOR ANY OTHER PURPOSES. IF ANY PORTION OF THE DRAINAGE PIPES OR APPURTENANCES CAUSES TO BE IN DISREPAIR SOLAS NOT TO CONVEY SAID STORM WATER RUNOFF THEN THOSE INDIVIDUAL LOT OWNERS AFFECTED BY THE DISREPAIR MAY-

6) PRIVATE DRAINAGE EASEMENTS ARE HEREBY GRANTED TO THOSE BENEFITING LOTS: IDENTIFIED ON SHEET 2 OF 2.

EASEMENT PROVISIONS 1) AN EASEMENT IS HEREBY RESERVED FOR AND DEDICATED TO THE CITY OF ARLINGTON,

VISITED MARCH, 1999

PARALLEL WITH THE ADJOINING STREET FRONTAGE, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES, AND MIRES WITH NECESSARY-FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF - SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRICITY, TELEPHONE. CABLE T.V., -WATER, SERER, STORM DRAINAGE AND ANY OTHER UTILITY WHICH IS REASONABLE AND NECESSARY FOR A RESIDENTIAL SUBDIVISION. AN EASEMENT IS HEREBY GRANTED TO AND RESERVED FOR THE CITY OF ARLINGTON ALONG EACH COMPONENT OF THE STORM DRAINAGE SYSTEM AND TO A WIDTH OF FIVE FEET EITHER

-3) A WATER EASEMENT IS HEREBY RESERVED FOR THE CITY OF ARLINGTON ALONG

4) A STORM DRAINAGE EASEMENT IS HEREBY RESERVED FOR THE CITY OF ARLINGTON

ENFORCE CORRECTIVE MEASURES BY A LEGAL PROCESS.

6H.32 6010 30.04" -5 86 28 52" E 2549.44 (BASIS OF BEARING) 2450° -N 86°2852" W - RECOVERED RECOVERED -CONCRETE MONUMENT MONUMENT IN CASE. WITH INVERTED NAIL CONCRETE MONUMENT VISITED MARCH 1999 VISITED MARCH 1999

REV 04 RJD 10/21/04

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# METRON

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and ASSOCIATES INC.

(360) 435-3777 FAX (360) 435-4822

LAND SURVEYS, MAPS, AND LAND USE PLANNING 307 N. OLYMPIC, SUITE 205 ARLINGTON, WASHINGTON 98223

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DATE: FEB 2004 BY: M.M.M. SCALE: ---PROJECT NO.02051 FINAL PLAT F.B. 5-31

-CITY OF ARLINGTON FILE NO. C.-04-055-FP

PLAT OF MAGNOLIA -ESTATES

JOHN LAKHANI

A PORTION OF S.E.-IV4 OF THE -S.E 1/4, SECTION 23 TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M. SNOHOMISH COUNTY, WASHINGTON SHEET 2 OF 5